

EXHIBIT 1

RECORDING REQUESTED BY:

Fidelity National Title Agency of Nevada, Inc.

Escrow No. 04-321526-TAD

Title Order No. 00321526

**When Recorded Mail Document
and Tax Statement To:**Mr. and Mrs. Wayne Berwick
7313 Hospitality Place
Las Vegas, NV 89131

20040514-0003181
 Fee: \$15.00 RPTT: \$1,568.25
 05/14/2004 12:01:19 T20040022024
 Req: FIDELITY NATIONAL TITLE
 Frances Deane
 Clark County Recorder Pgs: 3

RPTT: 1,568.25
 APN: 125-16-416-030

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Tanya L. Huffman**, a married woman as her sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to **Wayne Berwick and Debra Berwick, Husband and Wife as Joint Tenants**

all that real property situated in the Clark County, State of Nevada, bounded and described as follows:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: 1. Taxes for the fiscal year 2003-2004
 2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: May 10, 2004

STATE OF NEVADA
 COUNTY OF Clark

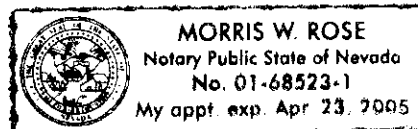
This instrument was acknowledged before me on May 10, 2004
 by Tanya L. Huffman

Tanya L. Huffman

Signature

Notary Public

My Commission Expires: 04/23/05



Escrow No. 04-321526-TAD
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EXHIBIT ONE

Parcel One (1):

Lot 12 in Block 4 of Elkhorn Springs - Parcel 4B, as shown by map thereof on file in Book 73 of Plats, Page 28 in the Office of the County Recorder of Clark County, Nevada.

Reserving therefrom a non-exclusive easement for use and enjoyment in and to the Association Property as set forth in the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for ELKHORN, recorded March 22, 1995 in Book 950322 ad Document No. 00346, as the same may from time to time be amended and/or supplemented, all in the Office of the County Recorder of Clark County, Nevada.

Parcel Two (2):

A non-exclusive easement for use and enjoyment in and to the Association Property, which easement is appurtenant to Parcel One (1).



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 125-16-416-030
 b) _____
 c) _____
 d) _____
 e) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☒ Single Fam. Res.
 c) ☐ Condo/Twnhse d) ☐ 2 - 4 Plex
 e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
 g) ☐ Agricultural h) ☐ Mobile Home
☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of the Property

\$ 307,500.00

Deed in Lieu of Foreclosure Only (Value of Property) ()

Transfer Tax Value:

\$ 307,500.00

Real Property Transfer Tax Due

\$ 0.00 1,568.254. If Exemption Claimed:a. Transfer Tax Exemption per NRS 375.090. Section 0

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature

Tanya L. Huffman Capacity Seller

Signature

Wayne Berwick Capacity Buyer

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Tanya L. Huffman
 Address: 7313 Hospitality Place
 City, State, Zip: Las Vegas, NV 89131

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Wayne Berwick and Debra Berwick
 Address: 7261 Capistrano Ave.
 City, State, Zip: West Hills, CA 91308

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Fidelity National Title Agency of Nevada, Inc.Escrow #: 04-321526-TADAddress: 3711 E. Sunset Rd. #10City, State and Zip: Las Vegas, NV 89120

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

